

SAN ANTONIO PLANNING COMMISSION AGENDA

* **October 8, 2003** *

2:00 P.M.

Heriberto Herrera – Chairperson
 Susan M. Wright – Vice Chairperson
 Mitch E. Meyer – Chairperson Pro Tem
 Hector F. Frausto James Darryl Byrd
 Murray H. Van Eman Cecilia Garcia
 Robert Hanley Amelia Hartman

Land Development Services (LDS) Committee Meeting, 12:30 P.M. to 1:30 P.M. in the “Tobin Conference Room” (See LDS agenda for specific information)

Worksession 1:30 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)

1. 2:00 P.M. - Call to Order, Board Room, Development and Business Services Center

2. Roll Call

3. **PUBLIC HEARINGS**

PUD:

a. 03-014	Sonoma Ranch Unit 5 PUD (On the north side of Sonoma Pkwy., west of Kyle Seale Pkwy.)	OCL	513 C-6
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PLAT:

b. 030331	LJS Subdivision (On the west side of IH-10 East, north of De Zavala Road.)	8	548 D-1
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Council District

Ferguson Map Grid

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

CONSENT AGENDA

PUBLIC HEARING FOR ITEM 4 & 5 HELD ABOVE:

- | | | | | |
|----|---------------|--|------------|----------------|
| 4. | 03-014 | Sonoma Ranch Unit 5 PUD Plan
(On the north side of Sonoma Pkwy., west of Kyle Seale Pkwy.) | OCL | 513 C-6 |
| 5. | 030331 | LJS SUBDIVISION
(On the west side of IH-10 East, north of De Zavala Road.) | 8 | 548 D-1 |

PLATS:

- | | | | | |
|-----|---------------|---|------------|----------------|
| 6. | 020375 | Binz-Engleman Middle School
(On the north side of Binz-Engleman Rd., east of Woodlake Parkway.) | OCL | 585 F-6 |
| 7. | 030016 | Heritage Park Unit 25
(At the southwest corner of Edison Crest and Sungate Park.) | OCL | 646 E-1 |
| 8. | 030077 | Dover Unit 8
(Along the southern extension of Ironmill Creek.) | OCL | 586 D-3 |
| 9. | 030114 | Heritage Park Unit 24A
(1308' to the southeast corner of Southern Sun and Misty Plain Dr.) | OCL | 646 D-1 |
| 10. | 030238 | Heaven
(On the south side of Mally Blvd., east of Commercial Ave.) | 3 | 682 B-2 |
| 11. | 030247 | Steubing Ranch Unit 11
(On the northeast corner of Grandin Pass and Knollcreek Drive.) | 10 | 518 F-4 |
| 12. | 030281 | Steubing Ranch Unit 12
(Extending Argyle St. , east from Steubing Ranch Unit 6.) | 10 | 518 F-4 |
| 13. | 030396 | Guerrero-Lozano
(On the north side of F.M. Highway 1937, west of U.S. Hwy. 281.) | 3 | 683 B-7 |

SPECIAL PROJECT:

14. **SP No. 1115** Request for license to Use Public Right of Way over a portion of West Commerce Street for an existing building.

DEFERRAL:

- | | | | | |
|-----|---------------|---|----------|----------------|
| 15. | 030310 | Floyd Curl Building LP
(On the north side of Floyd Curl Drive, east of Huebner Road.) | 8 | 548 D-6 |
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INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | |
|-----|---------------|---|----------------|--------------------|
| 16. | 030085 | Highland Ranch Unit 5 PUD | variance | OCL 446 F-5 |
| | | (Extending Ranch Creek south from Highlands Ranch Unit 4.) | | |
| 17. | 030025 | Promontory Pointe Unit 8 Ph 3 PUD | variance | 9 482 C-6 |
| | | (Extending Midway Crest south from Promontory Point at Stone Oak II Unit 8 Ph 2.) | | |
| 18. | 030026 | Promontory Pointe Unit 8 Ph 4 PUD | | 9 482 C-6 |
| | | (At the extension of Cliff Park Road.) | | |
| 19. | 000080 | Becker Ranch Unit 2 | time extension | OCL 576 C-6 |
| | | (On the south side of Talley Road, east of Tamaron Pass.) | | |
| 20. | 000300 | Bridgewood Unit 2C | time extension | OCL 578 C-1 |
| | | (On the west side of Loop 1604, south of Oscar Wood Place.) | | |
| 21. | 000415 | Bonakchi | time extension | 8 548 D-1 |
| | | (On the west side of IH 10, north of De Zavala Road.) | | |
| 22. | 020277 | Ridge at Stone Oak Unit 2 PUD | variance | 9 483 A-6 |
| | | (On the northeast corner of Hardy Oak and Knights Cross.) | | |

SPECIAL PROJECT:

23. S.P. 1105 Public hearing and consideration on a request to close, vacate and abandon an improved portion of Vista Del Norte (0.5139 ac.) north of Serenata, adjacent to NCB 16325, and incorporate it with petitioners abutting property.

OTHER ITEMS:

24. Public hearing and consideration of a resolution for the city council to accept title to real property located at 319 and 516 Clark Avenue (NCB 2848, Block 1, Lot 9 and NCB 1554, Block 4, Lot 28, respectively) to be donated by Habitat for Humanity of San Antonio, for use with the housing asset recovery program (HARP). (Neighborhood Action Department)
25. Public hearing and consideration of a resolution amending the Land Use Plan contained in the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4-acre tract of land at 11822 IH 10 East from Neighborhood Commercial use to Single Family use for lots 10 and 11 and from Neighborhood Commercial use to Regional Commercial use for lot 12. (Planning Dept.)
26. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City:

1. By changing the use of approximately 5.4 square miles of land bounded by a property line approximately 2,000 feet south of SW Loop 410 on the north, Pleasanton Rd. to the east, Leon Creek and Mauermann Rd. to the south, and State Hwy 16 South to the west from Agriculture use to Agriculture and Light Industry use.
2. By changing the use of approximately 0.50 square miles of land at 12591, 13455, 13495, and 13811 Hwy 16 South located on the west side of Hwy 16 South near the intersection of South Zarzamora Rd. from Urban Living use to Agriculture and Light Industry use.
3. By changing the use of approximately 2.67 square miles of land at 13496 Blue Wing Rd., 14984 Blue Wing Rd., 13297 FM 1937, 2151 Goethe Rd., 2430 Goethe Rd., and 2468 Goethe Rd. from Agriculture and Light Industry use to Agriculture use.
27. Citizens to be Heard.
28. Approval of the minutes for Sept. 24, 2003.
29. Director's report.
30. Questions and Discussion
31. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
32. **ADJOURNMENT.**